

38 Sussex Street, Toowong, Qld 4066

AdcockPrestige

Sold House

Saturday, 30 March 2024

38 Sussex Street, Toowong, Qld 4066

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 642 m2

Type: House



Jason Adcock

Contact agent

Ripe for redevelopment, this post-war home situated within a quiet cul-de-sac bordering Mount Coot-tha Forest Park presents enormous potential, not the least of which is securing a foothold in the prestigious suburb of Toowong and capitalising on future growth. With a north-to-street aspect and a wide 16 metres of frontage, a favourable opportunity exists to demolish the current house, consult with an architect and engage a builder to construct a substantial multi-level family residence (STCA) that has proximity to elite schools, upmarket retail, Brisbane's CBD and the Legacy Way Tunnel. Remaining relatively untouched over the years and featuring decidedly retro styling, several living and bedroom areas and undercover parking for at least four vehicles, the perfectly liveable home allows for valuable rental income to be realised now while you are in the planning phase. The width of the frontage and the leafy residential locality will potentially accommodate a timeless, modern Queenslander with intricate details through to a more sleek, contemporary design. Sloping from front to rear, the large 642m² fenced allotment has concreted side access, a level front garden, a protected, north-facing patio, a water tank and a grassy back yard. It is the elevation once inside, that will surprise, with the kitchen and light-filled dining and living spaces taking in breezy, district outlooks and treetop views. A family-friendly locale, the bushland reserve at the end of the street has popular walking trails leading to Anzac Park's dog park, a children's playground and recreation areas, and pathways that connect with the beautiful Brisbane Botanic Gardens. Indooroopilly Shopping Centre and Toowong Village are within easy reach. Situated less than 7km by road from the heart of Brisbane, 5km from the University of Queensland and less than 30 minutes from Brisbane's domestic and international terminals, this inner-west address delivers welcome, reduced commuter travel times and cross-city convenience. Within the catchment for both Indooroopilly's primary and high schools, and near Toowong's Brisbane Boys' College and Stuartholme School, this highly sought-after area is perfect for families with school-aged children.